

1 BILL NO. R-86-05-*06*

2 DECLARATORY RESOLUTION NO. R-*38-86*

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
commonly known as 120-128 and 150-168
East Collins Drive, Fort Wayne, Indiana.
(Beld-Collins, Petitioner).

6
7 WHEREAS, Petitioner has duly filed its petition dated
8 April 23, 1986, to have the following described property
9 designated and declared an "Economic Revitalization Area" under
10 Division 6, Article II, Chapter 2 of the Municipal Code of the
11 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
12 12.1, to-wit:

13 **(120-128 East Collins)**
14 Part of Block A in Enterprise
15 Center, Section I, as recorded
in Plat Book 32, page 69, in
the Office of the Allen County
Recorder, described as follows:

16 Commencing at a point on the
17 North line of said Block A,
18 850 feet West of the Northeast
corner thereof; thence South
19 at a right angle to said North
line, 375.5 feet to the point
of beginning; thence continuing
20 South at a right angle to said
North line, 100 feet to the
21 South line of said Block; thence
West on said South line 185.0
feet to the Southwest corner
22 of Block A; thence North with
23 a deflection angle to the right
of 90 degr. 19 min. 30 sec. along
the West line of Block A, a
24 distance of 100.0 feet; thence
25 East parallel to the North line
of Block A, a distance of 184.44
feet to the point of beginning,
26 containing 0.424 acres.

27
28 **(150-168 East Collins)**
29 Part of Block A in Enterprise
30 Center, Section I, as recorded
in Plat Book 32, page 69, in
the Office of the Allen County
Recorder, described as follows:

31 Commencing at a point on the
32 North line of said Block A,

2 700 feet West of the Northeast
3 corner thereof; thence South
4 at a right angle to said North
5 line, 375.5 feet to the point
6 of beginning; thence continuing
7 South at a right angle to said
8 North line 100 feet to the South
9 line of said Block; thence West
10 on said South line 150.0 feet;
11 thence North 100 feet; thence
12 East 150.00 feet, containing
13 0.344 acres.

14 said property more commonly known as 120-128 and 150-168 East
15 Collins Drive, Fort Wayne, Indiana;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;

31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-
 partment of Economic Development requesting a re-
 commendation from said department concerning the
 advisability of designating the above designated
 area an "Economic Revitalization Area";

1 Page Three

- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
 - (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. That it is the preliminary intent of Common Council to recommend a six (6) year deduction from the assessed value of the real property. The length of the deduction will be finally determined by Common Council, pursuant to I.C. 6-1-1-12.1-3(b), after receipt of the owner's application from the County Auditor.

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

APPROVED AS TO FORM
AND LEGALITY

~~Bruce O. Boxberger, City Attorney~~

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Lev, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

| | <u>AYES</u> | <u>NAYS</u> | <u>ABSTAINED</u> | <u>ABSENT</u> | <u>TO-WIT:</u> |
|--------------------|-------------|-------------|------------------|---------------|----------------|
| <u>TOTAL VOTES</u> | <u>9</u> | — | — | — | — |
| <u>BRADBURY</u> | <u>✓</u> | — | — | — | — |
| <u>BURNS</u> | <u>✓</u> | — | — | — | — |
| <u>EISBART</u> | <u>✓</u> | — | — | — | — |
| <u>GiaQUINTA</u> | <u>✓</u> | — | — | — | — |
| <u>HENRY</u> | <u>✓</u> | — | — | — | — |
| <u>REDD</u> | <u>✓</u> | — | — | — | — |
| <u>SCHMIDT</u> | <u>✓</u> | — | — | — | — |
| <u>STIER</u> | <u>✓</u> | — | — | — | — |
| <u>TALARICO</u> | <u>✓</u> | — | — | — | — |

DATE: 5-13-86

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. D-38-86
on the 13th day of May, 1986,

ATTEST:

(SEAL)

SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 14th day of May, 1986,
at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of May,
1986, at the hour of 2nd o'clock P.M., E.S.T.

WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

- Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property
-

A. GENERAL INFORMATION

Applicant's Name: Beld-Collins

Address of Applicant's Principle Place of Business:

2548 Simon Road

Huntertown, IN 46748

Phone Number of Applicant: (219) 484-0711

Street Address of Property Seeking Designation:

120-128 and 150-168 East Collins

Fort Wayne, In.

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

| | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| Is the project site solely within the city limits of the City of Fort Wayne | <u>x</u> | — |
| Is the project site within the flood plain? | — | <u>x</u> |
| Is the project site within the rivergreenway area? | — | <u>x</u> |
| Is the project site within a Redevelopment Area? | — | <u>x</u> |
| Is the project site within a platted industrial park? | — | <u>x</u> |
| Is the project site within the designated downtown area? | — | <u>x</u> |
| Is the project site within the Urban Enterprise Zone? | — | <u>x</u> |
| Will the project have ready access to City Water? | <u>x</u> | — |
| Will the project have ready access to City Sewer? | <u>x</u> | — |
| Is any adverse environmental impact anticipated by reason of operation of the proposed project? | — | <u>x</u> |

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-1

What zoning classification does the project require? M-1

What is the nature of the business to be conducted at the project site?
office, warehouse and light manufacturing

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

none

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land 7700

Improvements

Total 7700

What was amount of Total Property Taxes owed during the immediate past year? 844.82 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

10,000 sq. ft. wood frame, multi-unit for office, warehouse
and light manufacturing

Cost of Improvements: \$ 400,000.00

Development Time Frame:

When will physical aspects of improvements begin? May 15, 1986

When is completion expected? August 15, 1986

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19 _____.
Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? _____ 0 _____

How many permanent jobs will be created as a result of this project?
_____ 10 - 40 _____

Anticipated time frame for reaching employment level stated above?
_____ 1 yr. _____

What is the nature of those jobs?
_____ office, sales, management _____

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

N/A

In what Township is project site located? _____ Washington _____

In what Taxing District is project site located? _____ 80 Washington _____

G. CONTACT PERSON:

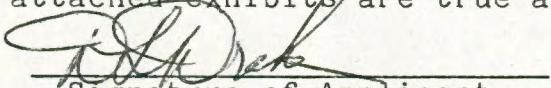
Name & Address of Contact Person for further information if required:

D. L. Drake

2548 Simon Road, Huntertown, In. 46748

Phone Number of Contact Person (219) 484-0711

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.


Signature of Applicant

4/23/86
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

2206

BELD-COLLINS
2548 SIMON ROAD
HUNTERTOWN, IND. 46748

April 23 19 86 71-1232749

PAY TO THE
*****CITY OF FORT WAYNE*****

\$ 50.00

Fifty and no / 100 -

DOLLARS



MEMO
filing fee tax abatement

107491232810 02711269 2110 2206

CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA
REGISTERED LAND SURVEYOR No. 9921 INDIANA
FORT WAYNE, INDIANA

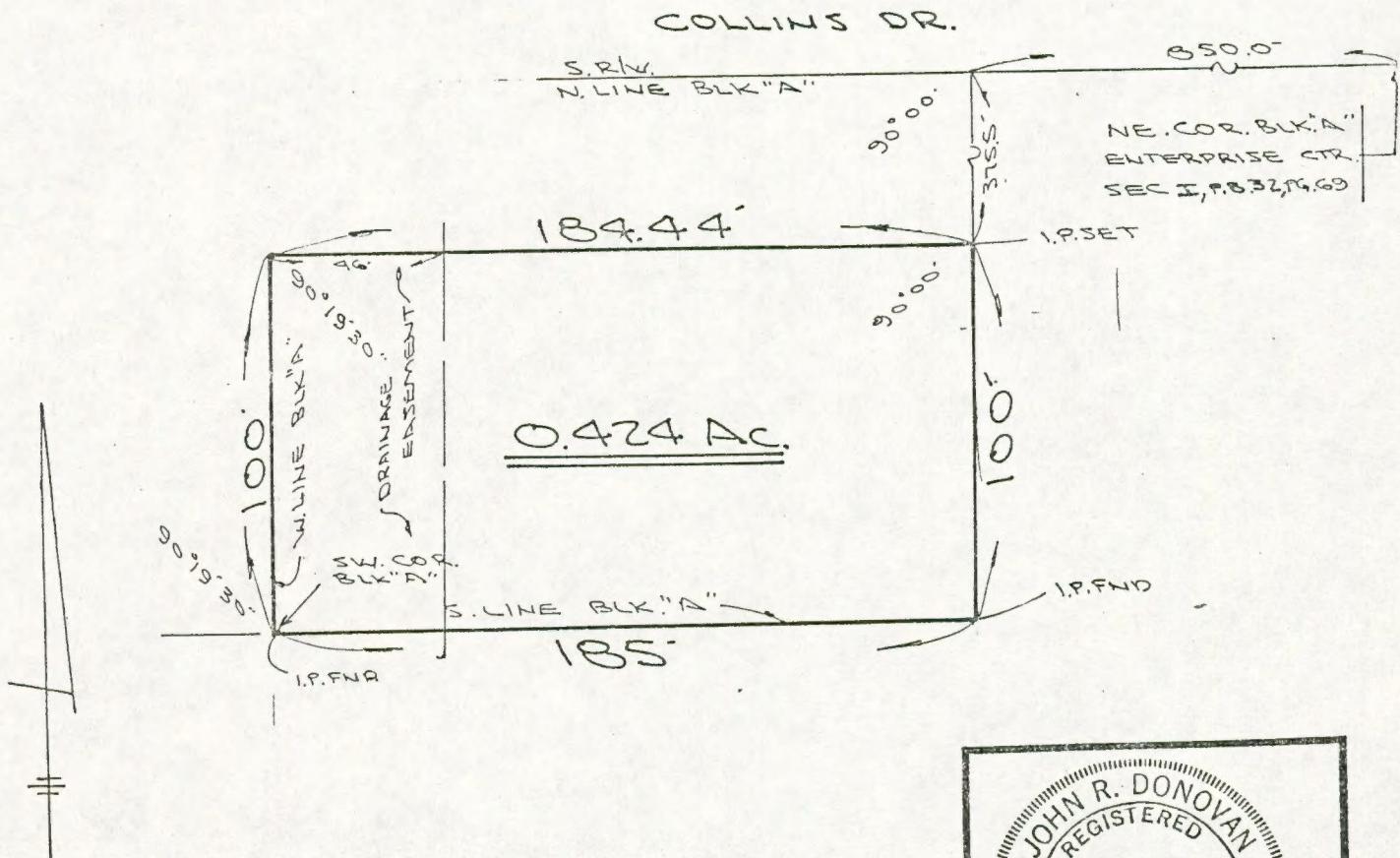
The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of Block A in Enterprise Center, Section I, as recorded in Plat Book 32, page 69, in the Office of the Allen County Recorder, described as follows:

Commencing at a point on the North line of said Block A, 850 feet West of the Northeast corner thereof; thence South at a right angle to said North line, 375.5 feet to the point of beginning; thence continuing South at a right angle to said North line, 100 feet to the South line of said Block; thence West on said South line 185.0 feet to the Southwest corner of Block A; thence North with a deflection angle to the right of 90 degr. 19 min. 30 sec. along the West line of Block A, a distance of 100.0 feet; thence East parallel to the North line of Block A, a distance of 184.44 feet to the point of beginning, containing 0.424 acres.

NOTE: According to the Flood Insurance Rate Map, (FIRM) number 180003 0005B, dated April 3, 1985, the herein described real estate is not located in a flood hazard area (Zone C).



JOB FOR: DRAKE

CERTIFICATE OF SURVEY

OFFICE OF:

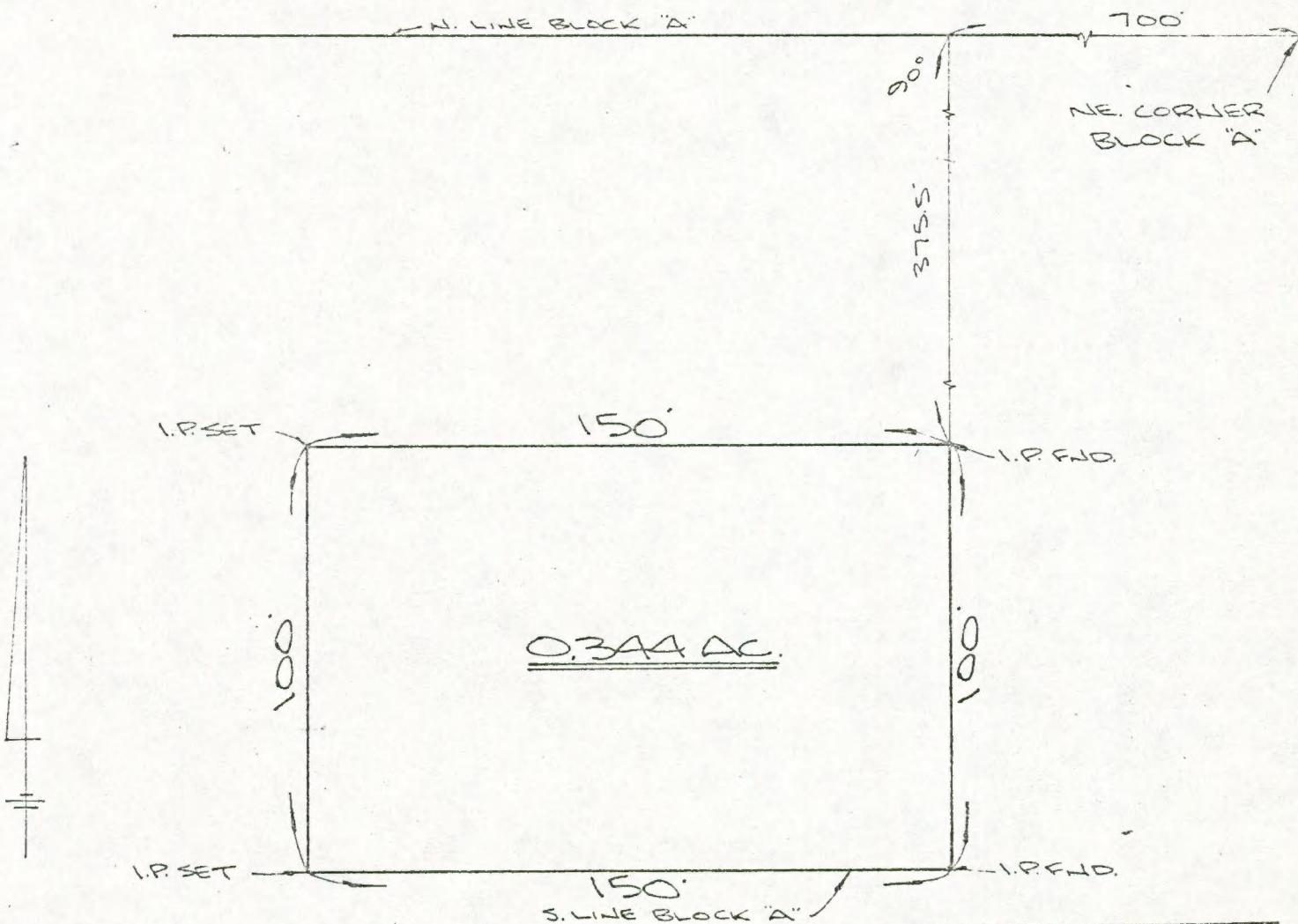
JOHN R. DONOVAN
 REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA
 REGISTERED LAND SURVEYOR No. 9921 INDIANA
 FORT WAYNE, INDIANA

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Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: SEE ATTACHED SHEET!

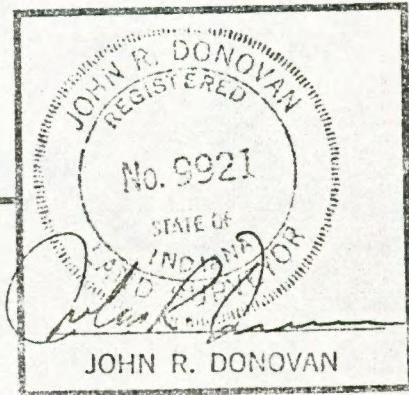
COLLINS ROAD
SO' C/W



NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

JOB FOR: DRAKE

1" = 40'
 11-16-83



CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN
REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA
REGISTERED LAND SURVEYOR No. 9921 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

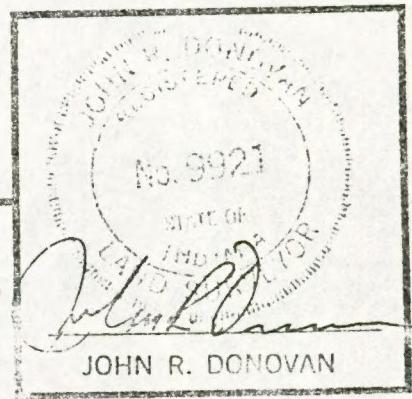
Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of Block A in Enterprise Center, Section I, as recorded in Plat Book 32, page 69, in the Office of the Allen County Recorder, described as follows:

Commencing at a point on the North line of said Block A, 700 feet West of the Northeast corner thereof; thence South at a right angle to said North line, 375.5 feet to the point of beginning; thence continuing South at a right angle to said North line 100 feet to the South line of said Block; thence West on said South line 150.00 feet; thence North 100 feet; thence East 150.00 feet, containing 0.344 acres.

JOB FOR: **DRAKE**

11-10-83



1045

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-86-05-06

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 120-128 and 150-168 East Collins Drive, Fort Wayne, Indiana.

(Beld-Collins, Petitioner).

EFFECT OF PASSAGE A 10,000 sq. ft. wood frame, multi-unit building will
be constructed for office, warehouse and light manufacturing, on
property that is currently vacant.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-05-06

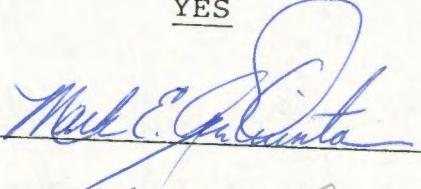
REPORT OF THE COMMITTEE ON FINANCE

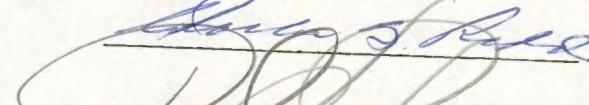
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 120-128 and 150-168 East Collins Drive, Fort Wayne, Indiana
(Beld-Collins, Petitioner)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION)

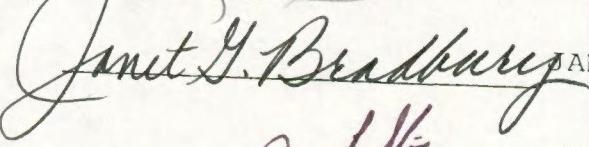
YES

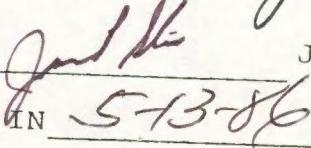
NO


MARK E. GIAQUINTA
CHAIRMAN


CHARLES B. REDD
VICE CHAIRMAN


PAUL M. BURNS


JANET G. BRADBURY


JAMES S. STIER

CONCURRED IN 5-13-86

SANDRA E. KENNEDY
CITY CLERK